



WYNMARK
COMMERCIAL



BUILDING PORTFOLIO SALE

1640- 1580 W FRONTIER PARKWAY, PROSPER, TEXAS 75078

\$12,331,358

6.00% CAP

INVESTMENT SUMMARY

PROSPER, TEXAS

- Amazing opportunity in the rapidly expanding Prosper and Celina market.
- Project is situated less than a minute from the Dallas North Tollway and Preston Road on the border of Prosper and Celina Texas.
- A diverse mix of retail and medical tenants including but not limited to Methodist, Which Wich, Paciugo and Swig.
- Buildings are located in front of Prosper High School, Boyer Elementary, Frontier Park and Light Farms master-planned community (~3,200 homes).
- Strong 3-mile radius demographics.

BUILDING TWO—1640 W FRONTIER PARKWAY

NOI	\$305,005
CAP RATE	6.00%
PURCHASE PRICE	\$5,083,408
LEASE TYPE	NNN
BUILDING SIZE	10,259 sf
YEAR BUILT	2022
LOT SIZE	42,234 sf
OWNERSHIP TYPE	FEE SIMPLE

BUILDING THREE—1590 W FRONTIER PARKWAY

NOI	\$302,414
CAP RATE	6.00%
PURCHASE PRICE	\$5,040,233
LEASE TYPE	NNN
BUILDING SIZE	9,975 sf
YEAR BUILT	2022
LOT SIZE	44,694 sf
OWNERSHIP TYPE	FEE SIMPLE

BUILDING FOUR—1580 W FRONTIER PARKWAY, SUITE 130

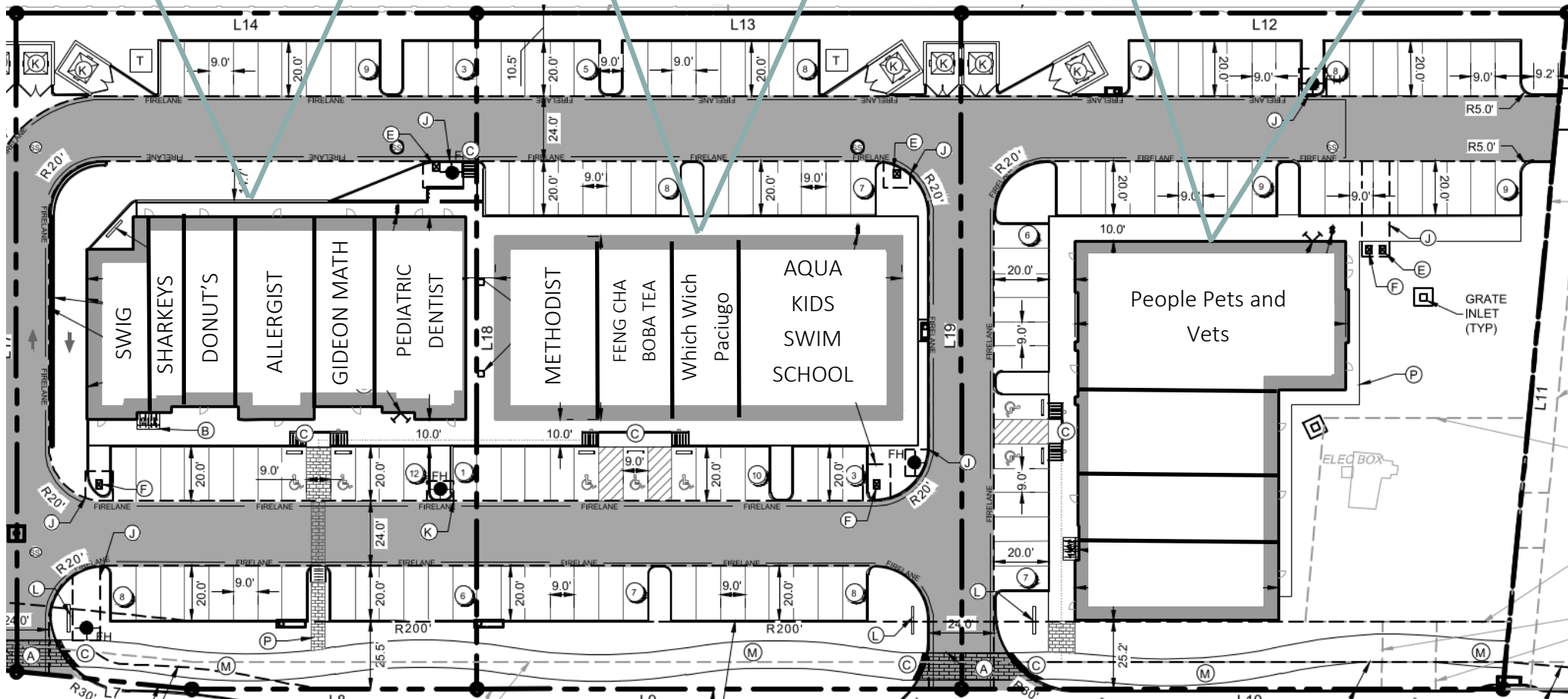
NOI	\$132,463
CAP RATE	6.00%
PURCHASE PRICE	\$2,207,717
LEASE TYPE	NNN
CONDO SIZE	4,273 sf
YEAR BUILT	2022
OWNERSHIP TYPE	CONDO

SITE PLAN

BUILDING 2
1640 W Frontier Pkwy

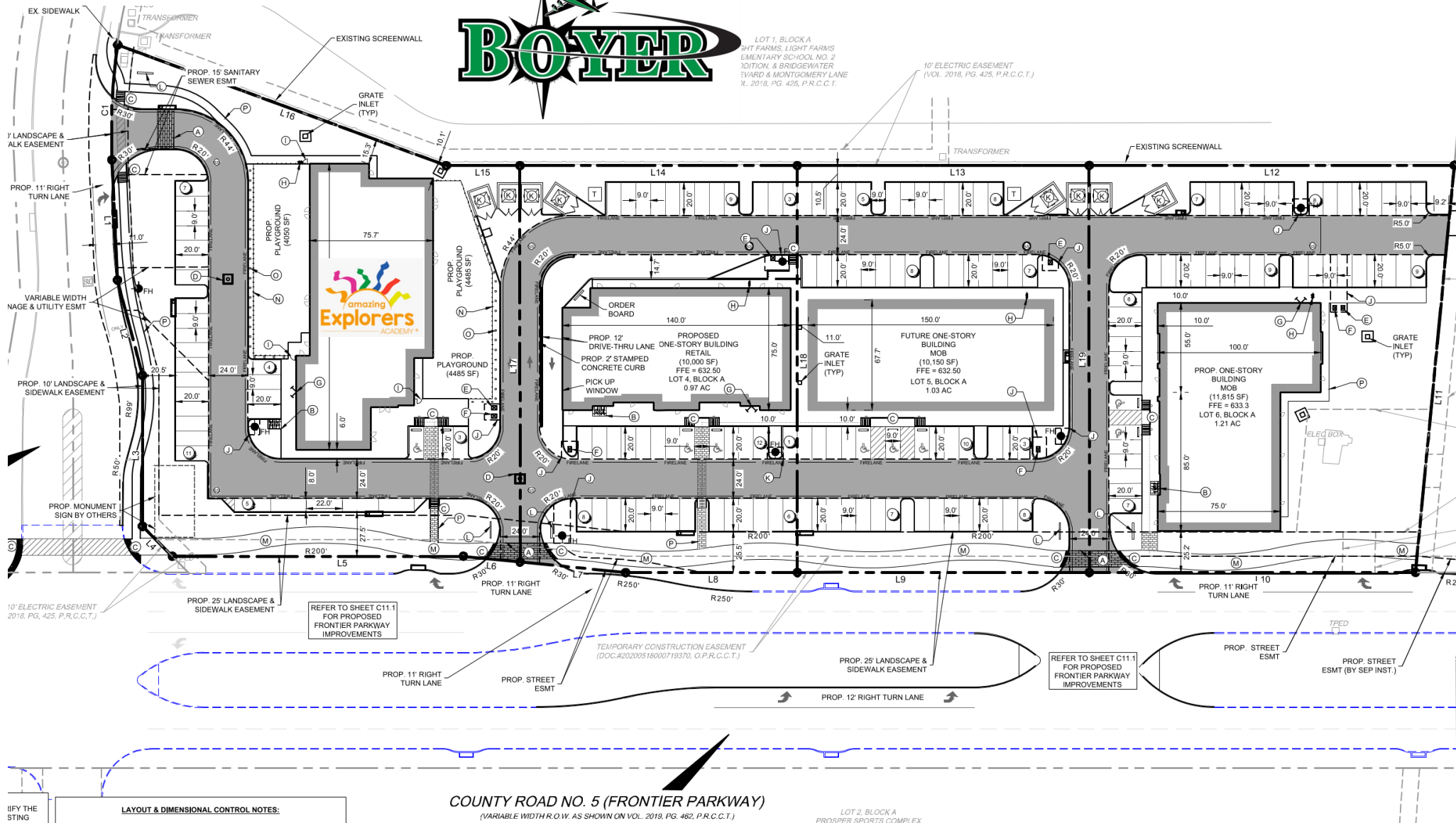
BUILDING 3
1590 W Frontier Pkwy

SUITE 130
1580 W Frontier Pkwy

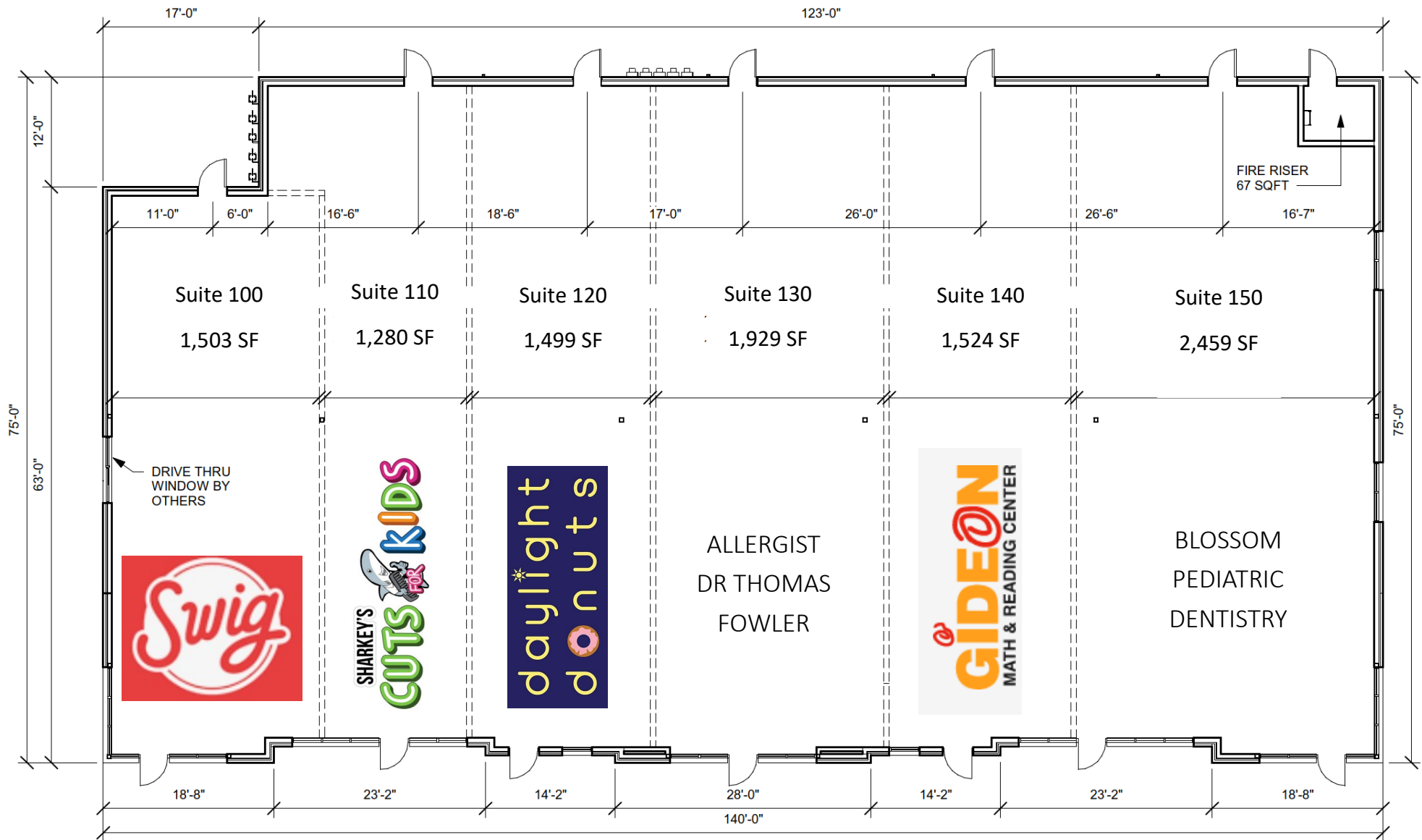


LOT 1, BLOCK A
SHT FARMS, LIGHT FARMS
EMENTARY SCHOOL NO. 2
DITION, & BRIDGEWATER
EVARD & MONTGOMERY LANE
IL 2018, PG. 425, P.R.C.C.T.

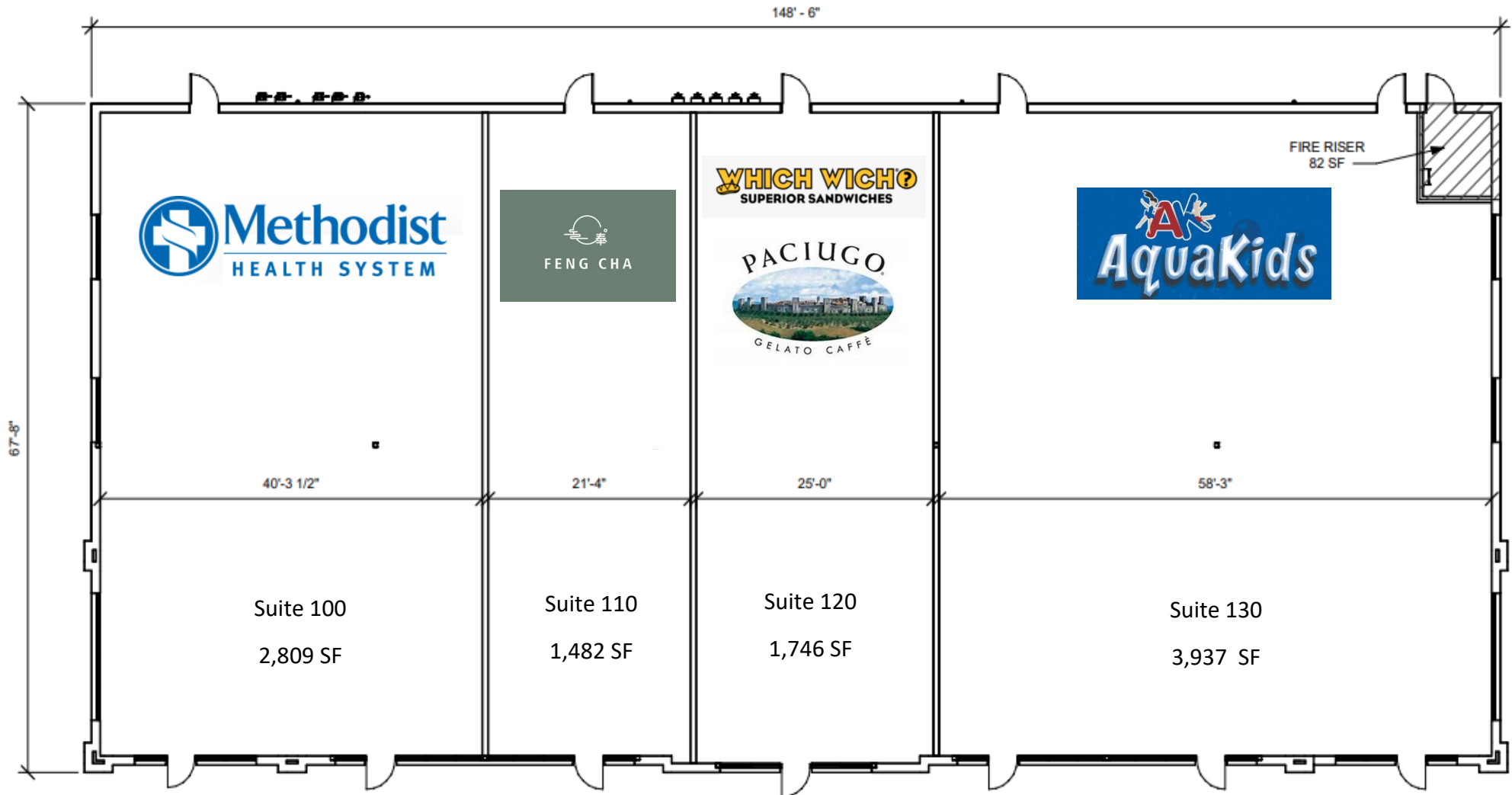
10' ELECTRIC EASEMENT
(VOL. 2018, PG. 425, P.R.C.C.T.)



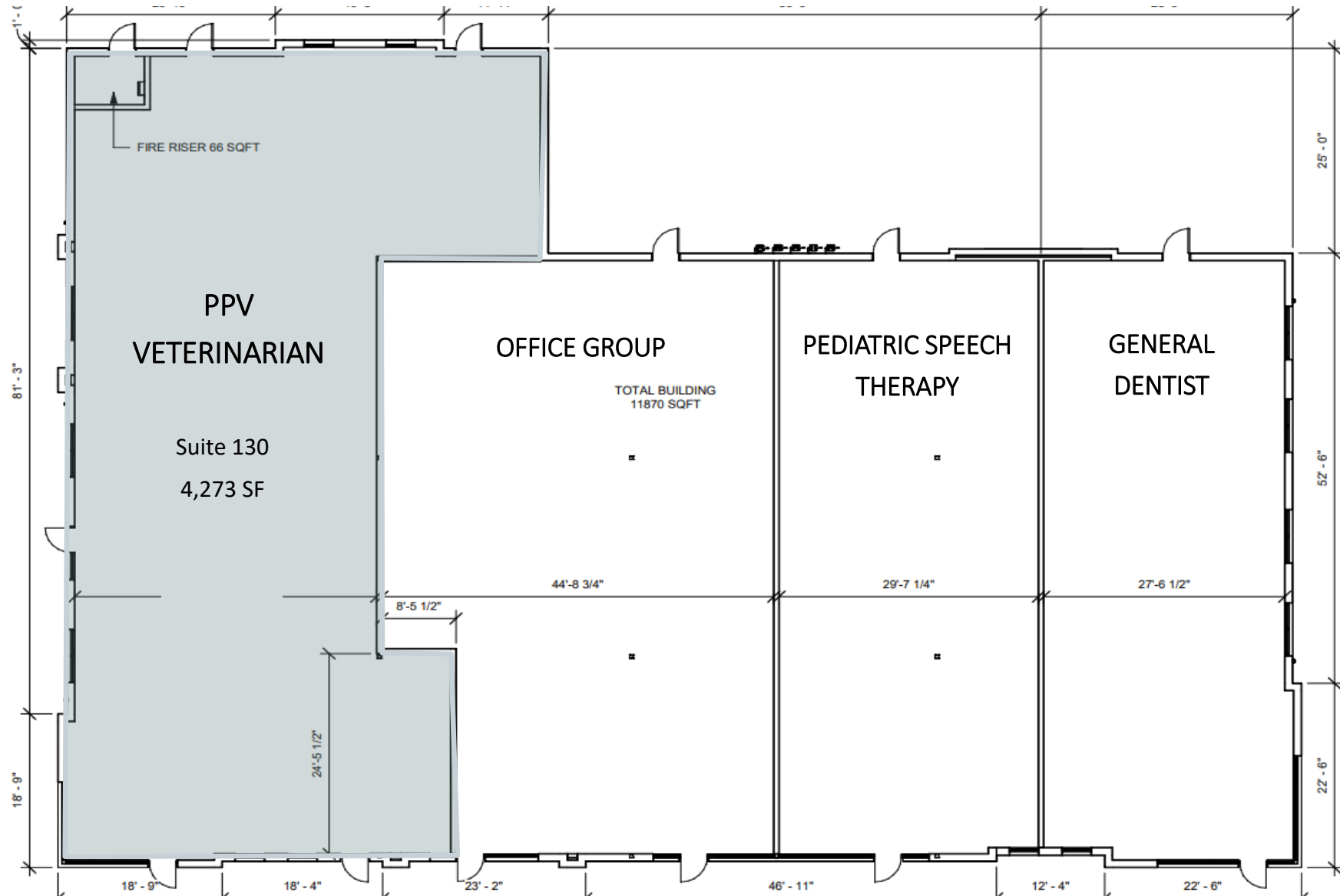
BUILDING TWO TENANTS



BUILDING THREE TENANTS



SUITE 130 TENANT



LOCATION

PROSPER HIGH SCHOOL &
FOOTBALL STADIUM

FRONTIER PARK



FRONTIER PARK

DALLAS NORTH TOLLWAY



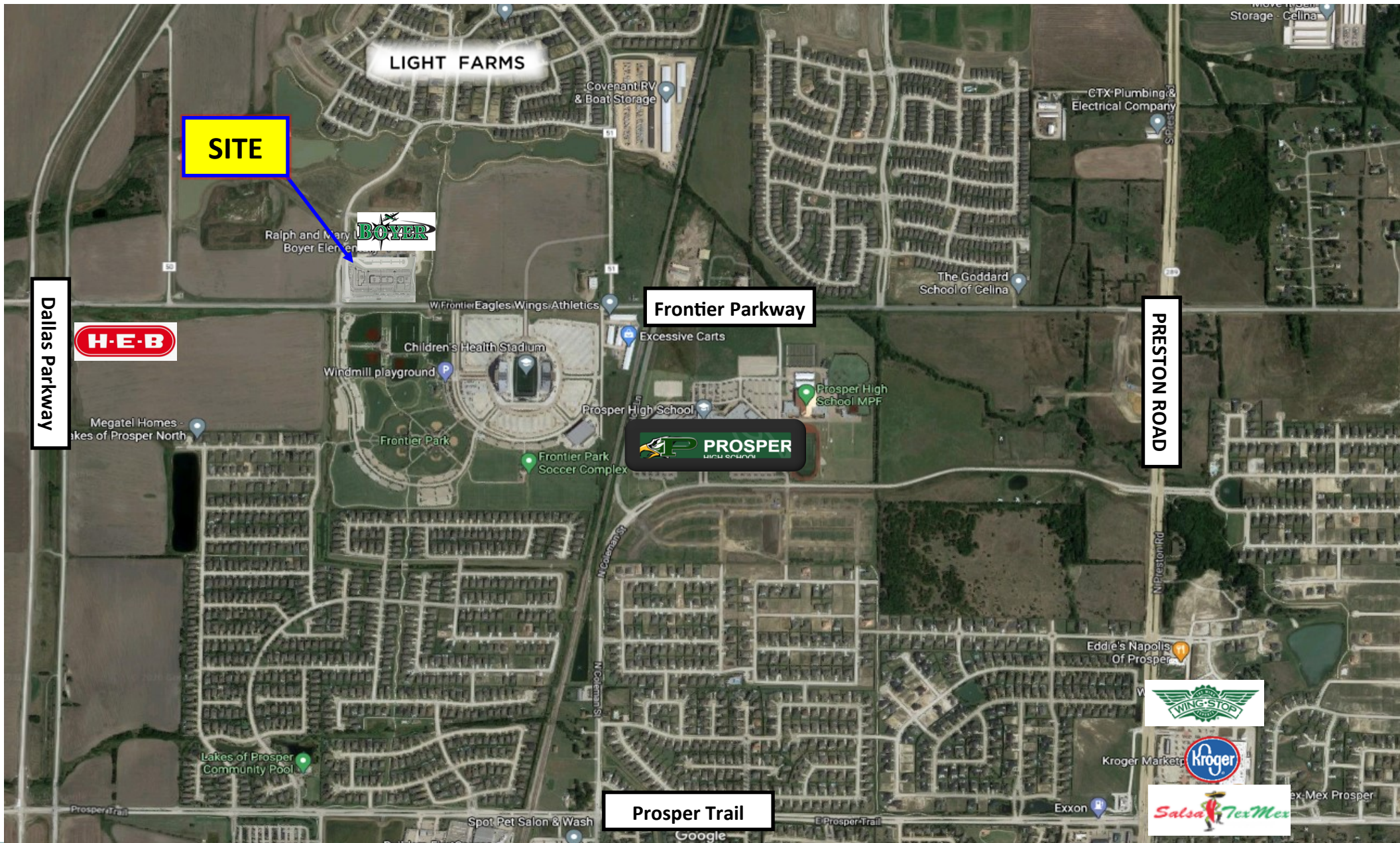
LOCATION

Light Farms is a 1,070 acre master planned community located in **Celina, Texas**. There will be up to 3,208 homes once all phases of construction are complete.



Expansion of Frontier Parkway to four lanes is underway and should be complete in the next four—six months.

LOCATION



*Please
Contact*

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DEMOGRAPHICS

Radius	1 Mile		3 Mile		10 Mile	
2022 Households by HH Income	1,662		9,396		145,357	
<\$25,000	40	2.41%	294	3.13%	7,328	5.04%
\$25,000 - \$50,000	104	6.26%	537	5.72%	14,382	9.89%
\$50,000 - \$75,000	97	5.84%	590	6.28%	16,614	11.43%
\$75,000 - \$100,000	96	5.78%	725	7.72%	17,464	12.01%
\$100,000 - \$125,000	151	9.09%	977	10.40%	18,544	12.76%
\$125,000 - \$150,000	360	21.66%	1,546	16.45%	16,979	11.68%
\$150,000 - \$200,000	358	21.54%	1,878	19.99%	24,349	16.75%
\$200,000+	456	27.44%	2,849	30.32%	29,697	20.43%
2022 Avg Household Income	\$174,284		\$176,575		\$145,275	
2022 Med Household Income	\$148,818		\$150,772		\$122,770	

Radius	1 Mile		3 Mile		10 Mile	
Population						
2027 Projection	6,331		35,389		537,010	
2022 Estimate	4,925		27,999		434,896	
2010 Census	565		8,311		231,250	
Growth 2022 - 2027	28.55%		26.39%		23.48%	
Growth 2010 - 2022	771.68%		236.89%		88.06%	



Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

11-2-2015
EQUAL HOUSING OPPORTUNITY

TYPES OF REAL ESTATE LICENSE HOLDERS:

- A **BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- A **SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

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Mark Pittman	526294	markp@wynmarkcommercial.com	972-897-0562
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Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone
Buyer/Tenant/Seller/Landlord Initials		Date	

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

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